

---

---

## A BILL FOR AN ACT

RELATING TO CONDOMINIUMS.

**BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:**

1           SECTION 1. Section 514B-22, Hawaii Revised Statutes, is  
2 amended to read as follows:

3           "~~{~~§514B-22~~}~~   **Applicability to preexisting condominiums.**

4   ~~[Sections 514B-4, 514B-5, 514B-46, 514B-72, and part VI, and~~  
5   ~~section 514B-3 to the extent definitions are necessary in~~  
6   ~~construing any of those provisions, apply to all condominiums~~  
7   ~~created in this State before July 1, 2006; but those sections~~  
8   ~~apply only with respect to events and circumstances occurring~~  
9   ~~after July 1, 2006 and do not invalidate existing provisions of~~  
10   ~~the declaration, bylaws, condominium map, or other constituent~~  
11   ~~documents of those condominiums.] This chapter shall apply to~~  
12   ~~all condominiums created in this State before July 1, 2006.~~

13           For purposes of interpreting this chapter, the terms  
14 "condominium property regime" and "horizontal property regime"  
15 shall be deemed to correspond to the term "condominium"; the  
16 term "apartment" shall be deemed to correspond to the term  
17 "unit"; the term "apartment owner" shall be deemed to correspond  
18 to the term "unit owner"; and the term "association of apartment



1 owners" shall be deemed to correspond to the term  
2 "association".

3 SECTION 2. Statutory material to be repealed is bracketed  
4 and stricken. New statutory material is underscored.

5 SECTION 3. This Act shall take effect on July 1, 2006.

6

INTRODUCED BY:

Carol Finkbeiner  
Will Egan  
Ron Mendel



SB2103

**Report Title:**

Condominium Law; Applicability to Preexisting Condos

**Description:**

Clarifies that chapter 514B applies to preexisting condos.

